

**UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

CONSUMER FINANCIAL PROTECTION)	
BUREAU and)	
)	
UNITED STATES OF AMERICA,)	
Plaintiffs,)	
)	
v.)	Case No. 4:23-cv-4729
)	Hon. Judge Alfred H. Bennett
COLONY RIDGE DEVELOPMENT, LLC,)	
d/b/a Terrenos Houston, Terrenos Santa Fe,)	
and Lotes y Ranchos;)	
)	
COLONY RIDGE BV, LLC; and)	
)	
COLONY RIDGE LAND, LLC, formerly)	
d/b/a Terrenos Houston and Lotes y Ranchos,)	
Defendants.)	
)	

**UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

STATE OF TEXAS,)	
Plaintiff,)	
)	
v.)	Case No. 4:24-cv-00941
)	Hon. Judge Keith P. Ellison
COLONY RIDGE, INC.; COLONY)	
RIDGE DEVELOPMENT, LLC;)	
COLONY RIDGE BV, LLC; COLONY)	
RIDGE LAND, LLC; T-REX)	JOINT MOTION FOR
MANAGEMENT, INC.; JOHN HARRIS;)	DISMISSAL
HOUSTON EL NORTE PROPERTY)	
OWNERS ASSOCIATION, INC.; and)	
CH&P MANAGEMENT LLC,)	
Defendants.)	
)	

The United States of America (“United States”), the State of Texas (“State” or “Texas”), and Colony Ridge Development, LLC, Colony Ridge BV, LLC, Colony Ridge Land, LLC, Colony Ridge, Inc., T-Rex Management, Inc., John Harris, Houston El Norte Property Owners Association, Inc., and CH&P Management LLC (“Defendants”) (collectively, “the Parties”) respectfully move the Court to dismiss with prejudice these actions under Federal Rule of Civil Procedure 41(a)(2), except that the court shall retain jurisdiction to enforce the Settlement Agreement (attached here as Exhibit A) entered into among the Parties. The Settlement Agreement resolves the claims brought by the United States and the State of Texas in the above-captioned matters.

The Parties respectfully request that the Court issue the attached proposed Order of Dismissal.

HARMEET K. DHILLON

Assistant Attorney General
Civil Rights Division

CARRIE PAGNUCCO

Chief

/s/ Varda Hussain

VARDA HUSSAIN

Principal Deputy Chief

Attorney-in-Charge (*pro hac vice*)
VA Bar No. 70132
Housing and Civil Enforcement Section
Civil Rights Division,
U.S. Department of Justice
150 M Street, NE
Washington, DC 20530
Tel: (202) 532-5036
Fax: (202) 514-1116
Email: varda.hussain@usdoj.gov

**ATTORNEYS FOR PLAINTIFF
THE UNITED STATES OF AMERICA**

KEN PAXTON

Attorney General of Texas

BRENT WEBSTER

First Assistant Attorney General

RALPH MOLINA

Deputy First Assistant Attorney General

AUSTIN KINGHORN

Deputy Attorney General for Civil Litigation

JOHNATHAN STONE

Chief, Consumer Protection Division

/s/ Rob Farquharson

ROBERT FARQUHARSON, *Attorney-in-Charge*

TX Bar No.: 24100550

S.D. Tex. Bar No.: 3634988

Email: rob.farquharson@oag.texas.gov

JOSELYN R. MATHEWS

TX Bar No.: 24129108

Email: joselyn.mathews@oag.texas.gov

Assistant Attorneys General

Consumer Protection Division

Office of the Attorney General

12221 Merit Drive, Suite 650

Dallas, TX 75251

Tel: 214-969-7639/Fax: 214-969-7615

DANIEL ZWART

TX Bar No.: 24070906

Email: daniel.zwart@oag.texas.gov

KAYLIE BUETTNER

TX Bar No.: 24109082

Email: kaylie.buettner@oag.texas.gov

MEREDITH SPILLANE

TX Bar No.: 24131685

Email: meredith.spillane@oag.texas.gov

Assistant Attorneys General

Consumer Protection Division

Office of the Attorney General

808 Travis Street, Suite 1520

Houston, Texas 77002

Tele: 713-223-5886/Fax: 713-223-5821

CLARA CARLETON

TX Bar No.: 24136077

Email: clara.carleton@oag.texas.gov

SCOTT FROMAN

TX Bar No.: 24122079

Email: scott.froman@oag.texas.gov

MATTHEW CHILDREY

TX Bar No.: 24138100

Email: matt.childrey@oag.texas.gov

Assistant Attorney General

Consumer Protection Division

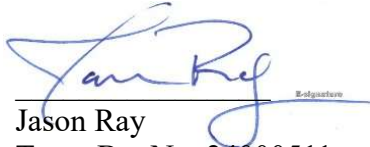
Office of the Attorney General

P.O. Box 12548

Austin, Texas 78711

Tele: 512-463-2185/Fax: 512-473-8301

**ATTORNEYS FOR PLAINTIFF
THE STATE OF TEXAS**



Jason Ray
Texas Bar No. 24000511
RIGGS & RAY, P.C.
3307 Northland Dr., Ste 215
Austin, Texas 78731
(512) 457-9806 (Telephone)
(512) 457-9866 (Fax)
jray@r-alaw.com

Judd E. Stone II
Texas Bar No. 24076720
Christopher D. Hilton
Texas Bar No. 24087727
Ari Cuenin
Texas Bar No. 24078385
Alexander M. Dvorscak
Texas Bar No. 24120461
Michael R. Abrams
Texas Bar No. 24087072
STONE | HILTON PLLC
600 Congress Ave., Ste. 2350
Austin, TX 78701
(737) 465-3897-telephone
judd@stonehilton.com
chris@stonehilton.com
ari@stonehilton.com
alex@stonehilton.com
michael@stonehilton.com

Philip H. Hilder
Texas Bar No. 09620050
Q. Tate Williams
Texas Bar No. 24013760
Stephanie K. McGuire
Texas Bar No. 11100520
HILDER & ASSOCIATES, P.C.
819 Lovett Blvd.
Houston, Texas 77006
(713) 655-9111-telephone
(713) 655-9112-facsimile
philip@hilderlaw.com
tate@hilderlaw.com
stephanie@hilderlaw.com

ATTORNEYS FOR DEFENDANTS

**COLONY RIDGE DEVELOPMENT, LLC,
COLONY RIDGE BV, LLC,
COLONY RIDGE LAND, LLC,
COLONY RIDGE, INC.,
T-REX MANAGEMENT, INC.,
JOHN HARRIS,
HOUSTON EL NORTE PROPERTY
OWNERS ASSOCIATION, INC., AND
CH&P MANAGEMENT LLC**

CERTIFICATE OF SERVICE

I hereby certify that on February 10, 2026, I filed the foregoing with the CM/ECF system, which sent electronic notice to all counsel of record.

s/ Rob Farquharson
Rob Farquharson
Assistant Attorney General